Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Max Hemmings
Date:	07/02/2024
Application number:	PL/2023/09594
Proposal:	Change of use and alterations to 3 no. agricultural buildings to form 4 no. dwellings and associated works.
Site address:	Chestnut Farm, Church Lane, Dauntsey, Chippenham, SN15 4HW
Case officer:	Callan Powers

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
X	Objection - further information required
	Objection in principle
	HRA completed

Further Information Required:

	Issue	**Policy/Legislative Compliance**	**Date information requested & Further information required**	**Satisfactorily addressed (Document & Date)**
1	Clarification of impact from the creation of an access visibility splay	CP50, NPPF, WCA	**07/02/2024** see below for the required information.	**NO**

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once <u>all</u> the above information has been submitted via the case officer.
Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

The report: *Ecology Report, Barns at Chestnut Farm, Date 28th April 2023 by Malford Environmental Consulting* submitted to this application is welcomed.

The report confirms the likely absence of protected species from the building are of the site.

The submitted documents include the appropriate mitigation but the proposed plans (i.e. drawing: Proposed Site Plan P-S-02) need to provide clarity on what will be implemented. This information isn't required prior to determination but we request a Biodiversity Mitigation and Enhancement Plan is conditioned. If the applicant wishes to avoid this condition the Proposed Site Plan should be updated to include but not be limited to:

- The location and specification of the mitigation and enhancement measures from section 5.2 and 5.3 of the Ecology Report

- The locations of the mixed native hedgerow.
- The seed mix to be used in the grassland to be enhanced with native wildflower species

1. **Clarification of impact from the creation of an access visibility splay**

The objection is related to a section of the Highways Department's Comment (C-1394501) which includes the below requested condition if the application is approved:

No part of the development hereby permitted shall be first brought into use until means/works have been implemented to maintain visibility splays between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the near-side carriageway edge 160 metres to the right and left of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900 mm above the level of the adjacent carriageway. REASON: In the interests of highway safety

The access point is bordered by vegetation which could be impacted if the above visibility splay specifications are implemented. The Ecology Report did not include any survey effort of a potential visibility splay therefore the impacts are unknown. In the first instance we request clarification, supported by evidence, if any vegetation will impacted in order to create a suitable visibility splay.

If an impact to the vegetation is anticipated, its significance will need to be incorporated into the Ecology report's assessment. If required, the suitable mitigation should be appropriately detailed.

This Ecology objection will be removed if sufficient evidence is submitted to confirm no impact to vegetation from the visibility splay is anticipated.

In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

DRAFT CONDITIONS: to be finalised when all information detailed above has been submitted and approved.

1. **Biodiversity Mitigation and Enhancement Plan**

Prior to the commencement of the development, including vegetation removal and demolition, a Biodiversity Mitigation and Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to a Soft Landscape Plan which also includes the location and specification of bird and bat boxes to be installed. The approved details shall be implemented before occupation of the final works.

The installation of these features detailed with in the plan will be supervised by a professional ecologist. These features will continue to be available for wildlife for the lifetime of the development.

REASON: To mitigate for impacts to biodiversity arising from the development.

2. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

Section 5.1 of: *Ecology Report, Barns at Chestnut Farm, Date 28th April 2023 by Malford Environmental Consulting*

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

3. Lighting

No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

Final sign off – all matters addressed:

Ecologist	Date